

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0120269550



Payment Date: 17/03/2026 14:46:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, AMER

Location: AMER

Period: 01/01/2026-To-17/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	100.00

Commision(-):

0.00

Total/NetAmount:

100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Gautam Kumar Sharma Adv.

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(303702)

Address:Chomu Jaipur

Remarks:M/s Traditional Buildcon LLP
Commercial Plot No. B-2, Pratap Nagar Scheme, Sector-5,
Sanganer, Jaipur

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB12026955017032026

Date: 17/03/2026 14:46:00

Refrence No: IK20260317232627

Computer generated copy on : 17/03/2026

Courtesy : <https://Egras.rajasthan.gov.in>

TITLE OPINION AND SEARCH REPORT

Date: 17.03.2026

REF: Mar/01 Case : — File No. : — Status- Positive

Re: Title Search Report –

1.	Name of the Applicant/Developer	M/s Traditional Buildcon LLP
2.	Name of the Co-applicant/s, if any	NA
3.	Owner(s) of the Property	M/s Traditional Buildcon LLP
4.	Address of the Property	Commercial Plot No. B-2, Pratap Nagar Scheme, Sector-5, Sanganer, Jaipur Area 3121.00 Sq. Mtr. Four Boundaries of the Project:- East:-Road 60 Mtr. West:-Road 12 Mtr. North:-Plot No. B-03 South:-Plot No. B-01
5.	NATURE OF PROPERTY Free Hold/Lease Hold/Others Residential/Commercial/Others	Lease Hold Commercial

6.Details of Documents Scrutinized:

1. **Photocopy of Allotment Cum Auction Confirmation Letter No. 33 dated 02.04.2004 issued by RHB, Jaipur in the name of M/s Rajasthan Builders and Construction Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.**
2. **Photocopy of Possession Letter No. 2748 dated 19.08.2004 issued by RDB, Jaipur in the name of M/s Rajasthan Builders and Consultants Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.**
3. **Photocopy of Certificate of Handing of the Plot dated 02.09.2004 issued by RDB, Jaipur in the name of M/s Rajasthan Builders and Consultants Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.**

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Advocate
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4. **Photocopy of Amended deed No. 3077 dated 28.09.2007 issued by RHB, Jaipur for the correction of name of Allottee corrected name M/s Rajasthan Builders and Consultants Pvt. Ltd., in respect of Plot no. B-2 area 3132 Sq. Mtr.**
5. **Photocopy of No dues certificate No. 737/2874 dated 03.10.2007 issued by RDB, Jaipur in the name of M/s Rajasthan Builders and Consultants Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr**
6. **Photocopy of Registered Sale deed issued by RHB, Jaipur in favour of M/s Rajasthan Builders and Consultants Pvt. Ltd. for the Plot No. B-2 area 3132 Sq. Mtr. along with site plan. This deed was registered before sub registrar-Jaipur-IV, Book No. 1, Vol. No. 108, Page No. 01, Serial No. 2007398005042 on dated 11.10.2007 and addl. Book No. 1, Vol. No. 429, Page No. 01-06.**
7. **Photocopy of Lease Money certificate No. 4983/743 dated 17.08.2020 issued by RHB Jaipur in the name of M/s Rajasthan Builders and Consultants Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.**
8. **Photocopy of FIR No. 2223690/2024 dated 07.03.2024 issued by Rajasthan Police in the name of Mr. Prashant Gupta for the lost Original Auction Con Letter and Possession Letter of Plot No. B-2 area 3132 Sq. Mtr.**
9. **Photocopy of Registered Sale deed dated 16.10.2024 executed by M/s Rajasthan Builders and Consultants LLP (Former name M/s Rajasthan Builders and Consultants Pvt. Ltd.) through its Authorized Partners Mr. Prashant Gupta in favour of M/s Vatsal Swastik Project through Authorized Partner Mr. Lalit Kumar Gupta for the sale of Plot No. B-2 area 3132 Sq. Mtr. along with site plan. This deed was registered before sub registrar-Jaipur-X, Book No. 1, Vol. No. 474, Page No. 22, Serial No. 202403190116853 on dated 06.11.2024 and addl. Book No. 1, Vol. No. 1893, Page No. 324-343.**
10. **Photocopy of Office order No. 6461 dated 11.02.2025 issued by RDB, Jaipur for the transfer of Plot No. B-2 area 3132 Sq. Mtr. in the name of M/s Vatsal Swastik Project through Authorized Partner Mr. Lalit Kumar Gupta.**
11. **Photocopy of Developer Agreement executed by and between M/s Vatsal Swastik Project through Authorized Sign. and Partner Mr. Samar Jain and M/s Traditional Buildcon LLP through Its Partner Mr. Ashish Agarwal and Mr. Dinesh Goyal for the developer of Commercial building on Plot No. B-2 area 3132 Sq. Mtr., This deed was registered before sub registrar -Amer, Jaipur Book No. 1, Vol. No. 770, Page No. 21, Serial No. 202503023105571 on dated 07.11.2025 and addl. Book No. 1, Vol. No. 2583, Page No. 176-185. (Through this Agreement owner got title and Possession of 55% Share and developer Got 45% Share and Developer have rights to sell, to execute sale deed and to obtain Payment of 55% share of Owner)**

7. Flow of Title of the Property:

Initially Allotment Cum Auction Confirmation Letter No. 33 dated 02.04.2004 issued by RHB, Jaipur in the name of M/s Rajasthan Builders and Construction Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.

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That Possession Letter No. 2748 dated 19.08.2004 issued by RDB, Jaipur in the name of M/s Rajasthan Builders and Consultants Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.

That Certificate of Handing of the Plot dated 02.09.2004 issued by RDB, Jaipur in the name of M/s Rajasthan Builders and Consultants Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.

After that Amended deed No. 3077 dated 28.09.2007 issued by RHB, Jaipur for the correction of name of Allottee corrected name M/s Rajasthan Builders and Consultants Pvt. Ltd., in respect of Plot no. B-2 area 3132 Sq. Mtr.

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Then Registered Sale deed dated 16.10.2024 executed by M/s Rajasthan Builders and Consultants LLP (Former name M/s Rajasthan Builders and Consultants Pvt. Ltd.) through its Authorized Partners Mr. Prashant Gupta in favour of M/s Vatsal Swastik Project through Authorized Partner Mr. Lalit Kumar Gupta for the sale of Plot No. B-2 area 3132 Sq. Mtr. along with site plan. This deed was registered before sub registrar-Jaipur-X, Book No. 1, Vol. No. 474, Page No. 22, Serial No. 202403190116853 on dated 06.11.2024 and addl. Book No. 1, Vol. No. 1893, Page No. 324-343.

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Then Developer Agreement executed by and between M/s Vatsal Swastik Project through Authorized Sign. and Partner Mr. Samar Jain and M/s Traditional Buildcon LLP through Its Partner Mr. Ashish Agarwal and Mr. Dinesh Goyal for the developer of Commercial building on Plot No. B-2 area 3132 Sq. Mtr., This deed was registered before sub registrar - Amer, Jaipur Book No. 1, Vol. No. 770, Page No. 21, Serial No. 202503023105571 on dated 07.11.2025 and addl. Book No. 1, Vol. No. 2583, Page No. 176-185. (Through this Agreement owner got title and Possession of 55% Share and developer Got 45% Share and Developer have rights to sell, to execute sale deed and to obtain Payment of 55% share of Owner) .

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TITLE OPINION/CERTIFICATE:

This part should clearly state that on perusal of above mentioned documents of **M/s Traditional Buildcon LLP** have a clear, marketable and unencumbered title to the property.

Location of SRO / Revenue office at which the search is conducted.

- **Sub- Registrar Amer, Jaipur**

a) What are the entries found in the SRO.

- **Free From all charges**

b) That the lawyer has personally visited / his representative has visited the SRO and conducted search / checked for encumbrances for the period of 02/ 30 years.

Year 2026 to 2026 (01 Years) Receipt No. 120269550 dated 17.03.2026

8. The following original documents are required to be deposited

1. **Certified Copy** Allotment Cum Auction Confirmation Letter No. 33 dated 02.04.2004 issued by RHB, Jaipur in the name of M/s Rajasthan Builders and Construction Pvt. Ltd. in respect of Plot No. B-2 area 3132 Sq. Mtr.
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Yours truly,  **Gautam Kumar Sharma**
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